



Newholme

Acrefair | Wrexham | LL14 3TP

£332,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Nestled in a private position along Bethania Road in Acrefair, this beautifully presented three double bedroom detached home offers a wonderful balance of space, comfort, and charm. Extending to approximately 1,384 sq. ft., the property provides generous accommodation ideal for family living. Internally, the home features two inviting reception rooms - one on each floor - both enjoying pleasant outlooks and offering versatile spaces. The modern fitted kitchen is complemented by a separate utility room, while the stylish four-piece family bathroom completes the ground floor. Each of the three double bedrooms is well-proportioned and thoughtfully designed. Externally, the property is set on a generous plot with attractive gardens to the front and rear, providing plenty of outdoor space for families. A spacious driveway offers parking for up to three vehicles, and the addition of a superb garden room - currently used as a home bar and games room - further enhances the appeal. Situated in the popular village of Acrefair, the property enjoys easy access to a range of local amenities including shops, schools, and eateries. The nearby Pontcysyllte Aqueduct - a UNESCO World Heritage Site - and surrounding countryside offer stunning walking and cycling routes along the Llangollen Canal. The picturesque market town of Llangollen is just a short drive away, while excellent transport links via the A483 provide convenient access to Wrexham, Chester, and Oswestry.

- A VERY WELL PRESENTED DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- STUNNING FAR REACHING VIEWS
- MODERN FITEED KITCHEN
- FAMILY FOUR PIECE BATHROOM
- UTILITY ROOM
- GENEROUS PLOT
- OFF ROAD PARKING
- GARDEN STUDIO/GAMES ROOM



Location

Acrefair is a village in Wrexham County Borough, north-east Wales, in the community of Cefn. It was formerly part of the ancient parish of Ruabon, and is located between Wrexham and Llangollen. It is close to the villages of Trevor, Cefn Mawr and Ruabon. Acrefair has a Chinese takeaway, a public house and the Delph restaurant. Just a short drive away Ruabon provides a greater array of amenities including an Aldi Supermarket. A Tesco Supermarket can be found in Cefn Mawr. The riverside Town of Llangollen is only a short driving distance away, whilst the famous Thomas Telford Aqueduct with its world heritage status is within walking distance. The property falls within the catchment for Dinas Bran secondary school.

Entrance Hall

Glazed uPVC front door, tile effect flooring, two storage cupboards, doors to two bedrooms, bathroom, living room and kitchen.

Kitchen

Stunning fitted range of wall, drawer and base units with complementary worktops. 1.5 stainless steel sink unit with shower hose mixer tap. Spaces for fridge/freezer, cooker, dishwasher and washing machine. Two uPVC double glazed windows to front elevation. wood effect flooring, recessed LED lighting, contemporary vertical radiator door to utility.

Utility

Fitted wall and base units with complementary worktops. UPVC double glazed frosted external door to front. Space for washing machine/tumble dryer, ceiling light point, wood effect flooring and uPVC double glazed window to the rear with views.

Living Room

UPVC double glazed window to the rear with far reaching views. Wood effect floor, panelled radiator, ceiling light point, stairs to lower ground floor.

Bedroom Two

UPVC double glazed window to rear with views. Housing a range of fitted wardrobes, carpet flooring, panelled radiator and ceiling light point.

Bedroom Three

UPVC double glazed window to the front. Wooden laminate flooring, dressing area with rail, panelled radiator and ceiling light point.

Family Bathroom

Modern four-piece bathroom suite with low-level W/C, wash hand basin set in a vanity unit, panelled bath and double walk in mains shower cubical. Finished with recessed LED lighting, over-head storage units, panel splash-back, chrome heated towel rail, shave point and uPVC double glazed frosted window to the side.

Lower Ground Floor Sitting Room

Stairs from the living room lead down to a versatile second reception room with uPVC double glazed door opening to the rear garden. Wooden laminate flooring, panelled radiator, ceiling light point and door to bedroom one.

Bedroom One

UPVC double glazed window to the rear garden area. Door into store room housing the gas combi boiler installed in 2024. Wooden laminate flooring, two ceiling light points and panelled radiator.

Garden Room

Detached garden room currently used as a billiards room with recessed LED lighting, power sockets and bar area.





Outside

The property is situated on a generous corner plot. To the front there is a concrete driveway, path and decorative stone garden area, bound by walling and fencing for security and privacy. A timber gate leads alongside the property to the garden room and pleasant rear garden area which is a well-established lawn area with pleasant established shrubberies and trees to the border. There is a decked seating area, timber sheds and security lighting. The boundaries comprise of fence and hedging for security and privacy.

Additional Information

New Worcester combi boiler installed 2024. Space/void under kitchen/hall with potential for conversion subject to planning permission and building regulation approval.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.
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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

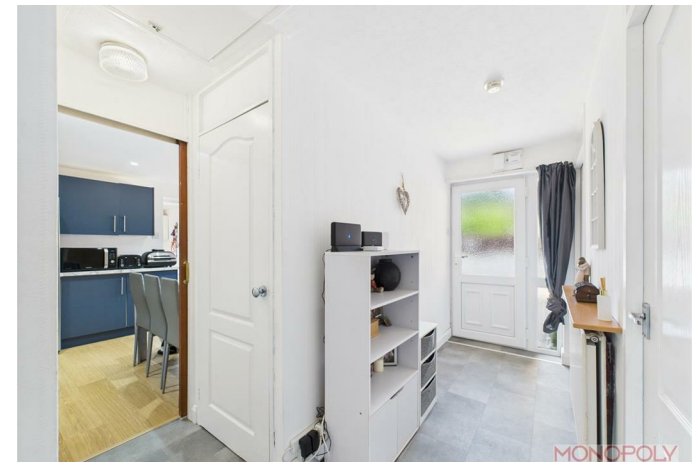
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MORTGAGES

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Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage







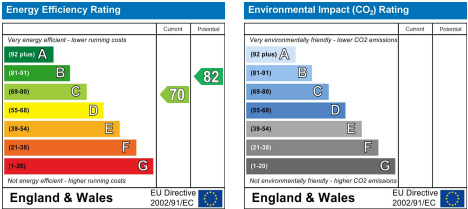


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